

Memorandum

Date: December 2nd, 2021

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Neil Goradia
Apollo Developers
12941 Coyote Run, Fishers, IN 46038

Re: Springwater PUD amendment (2112-PUD-29, Ord. 21-52)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Apollo Developers hosted a Neighborhood Meeting on Wednesday, December 1st, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as other interested neighbors, as well as Westfield Planning staff. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:00 p.m. via Zoom.

Petitioner representatives included Neil Goradia and Ed Hamilton with Apollo Developers, Robert and Michelle Beauchamp as owners, and Justin Moffett with Old Town Design Group.

Attendees included Rachel Riemenschneider of the Westfield planning staff. Also, among the attendees were approximately 20 interested neighbors.

A summary of the meeting follows.

Justin Moffett gave a brief summary of the proposed project. Ed Hamilton then described the site plan and open space exhibit in more detail. Lastly, questions were answered from interested neighbors.

There was interest in the construction start date and duration of construction. It is estimated the land construction would begin mid summer 2022 with first homes starting at the end of the year. The buildout of the homes would take approximately 3 additional years.

One neighbor expressed concern over drainage and water runoff as the area has a history of flooding during hard rains. Justin and Ed explained that in order to get a permit for construction it must be proved that the water leaving the site is no worse than current existing conditions, and that the water would be released at an even slower rate into the stream system.

Another neighbor asked a related question about the elevation of the north detention pond and about landscaping around the ponds. It was explained that this pond would be slightly higher than the Floodplain Mitigation pond to the south and native vegetation would be planted.

One neighbor asked whether the developer had intentions to develop the land owner's primary residence and shop. It was explained that this development was only planned to extend to cool creeks western border and would not extend any further east.

One neighbor asked about whether the developer had considered traffic implications. With the City of Westfield's plan to make Westfield Blvd a primary arterial, Union Street would then become a secondary arterial thereby reducing traffic flow through that area. In addition, only one of the two entrances to the proposed neighborhood would have a left turn, thereby minimizing traffic backups.

Neighbors seemed generally pleased with the idea of transitioning from townhomes to the west, to alley load homes in the middle, and lastly larger single family to the east.

One neighbor was concerned that a little over 1 acre of trees would be cleared during construction. It was explained that the select strands of trees to the north that were proposed to be taken out were in areas that were farm land about 15-20 years ago, and this would basically just be a recapture of those previously farmed areas. While the entire stream corridor that runs through the center of the site is proposed to be kept in tact as it currently sits today, there is an island of trees near the north detention pond and another area near the southwest detention pond that will be impacted. It was explained that all attempts possible to reduce this impact will be made once the developer beings final engineering design.

One neighbor asked for a comment on the shared driveway and trail that leads to the owners private residence. It was explained that there would be clear markings and other measures for this path to safely accommodate shared use.

There were questions about the price point and absorption rate of the units. Justin explained the townhomes would be in the \$450-550k range, the alley load homes would be in the \$575-750k range, and the larger single family homes would be in the \$675-900k range. Custom features that home owners add will likely push these price points higher. Historically absorption rate has been 1.5-2 homes per month per product type.

There being no further questions or comments from attendees, the meeting concluded around 7:00pm.